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An individual, spacious and well proportioned detached park home
Flexible one/two bedroom accommodation
Private parking for two cars
Beautiful gardens with a good degree of privacy
Open plan kitchen/living room
Additional reception rooms
Offered for sale in excellent decorative order
UPVC double glazed, oil-fired central heating
Convenient location between Truro and Falmouth
Highly sought after development for the over 55's

Guide £150,000

29/29a Killigrew Street, Falmouth, Cornwall TR11 3PN

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REF: SK7369



This lovely property in Cosawes Park is very deceptive from the roadside and has been much improved over recent years to now offer a spacious and well proportioned detached one/two bedroom accommodation with an array of features and set within the sought after residential site known as Cosawes Park that is conveniently located between the cathedral city of Truro and the port of Falmouth.

The property sits on a generous plot and benefits from parking for two vehicles and a garden with decking areas that offers a good degree of privacy.

Boasting many modern features including UPVC double glazing and oil-fired central heating, the property has undergone much improvement by the current vendors and is offered for sale in excellent condition throughout.

The accommodation briefly comprises: parking for two cars, with a gravelled path leading to the front door and opening into the entrance/utility area. From here, you step into a fantastic open-plan living space featuring a well-appointed kitchen, with patio doors opening onto a delightful private decked garden – a true haven in which to sit and relax. The property also offers a master bedroom with floor-to-ceiling built-in wardrobes and an airing cupboard, a well-appointed modern bathroom, a versatile second reception room/bedroom two, and a useful boot room/storage area.

Outside, the gardens are a particular feature of the property, offering attractive wraparound grounds with decking areas and a metal shed.

Cosawes Park is an award winning park home development set in a superb wooded valley of over 100 acres and is widely considered to be one of the premier retirement locations in this part of Cornwall. Ideally placed between the harbour town of Falmouth and the cathedral city of Truro, whilst being within easy reach of local amenities at Perranwell Station and Carnon Downs.

It is recommended to internally view this property as it can only be appreciated once one has stepped inside.

Why not call for your personal viewing today?

THE ACCOMMODATION COMPRISES:

All dimensions approximate.

From the property's private parking for two cars, a path leads to the side of the property taking you to a gravelled side garden and step up to the front door.

UPVC DOUBLE GLAZED FRONT DOOR OPENING TO:

ENTRANCE/UTILITY AREA 3.43m (11'3") x 1.47m (4'10") UPVC double glazed windows overlooking the side garden, utility area with reclaimed solid wood work top with an area for a washing machine and dryer, timber shelving, cloaks cupboard, Sheila Maid clothes drying rack, UPVC double glazed door to the kitchen area, plastered ceiling with spotlights.



KITCHEN/DINING ROOM/LOUNGE 7.01m (23'0") x 3.53m (11'7") open plan total measurement.



KITCHEN AREA 3.53m (11'7") x 4.72m (15'6") maximum measurement.

A dual aspect L-shaped kitchen with a light and airy feel due to large UPVC double glazed patio doors opening onto a glorious raised decked area, which also allow a good degree of light. UPVC double glazed window to the side. A well appointed kitchen with a wide range of base units comprising of cupboards and drawers with solid oak doors, wrap around roll top worktop surface with tiled splash back incorporating a stainless steel 1 1/2 bowl sink with drainer and mixer tap, stainless steel gas four-ring hob with matching stainless steel extractor canopy over, recess for refrigerator and freezer, reclaimed timber shelving, timber ceiling with spotlight arrangement, grey wood effect laminate flooring, door to built-in larder area.



LIVING ROOM 3.56m (11'8") x 3.35m (11'0")

A triple aspect room with UPVC double glazed windows to the front and sides overlooking the garden and driveway, two radiators, timber ceiling, reclaimed timber shelving, continued grey wood effect laminate floor.



BATHROOM 1.98m (6'6") x 1.68m (5'6")

A modern bathroom comprising of a three piece suite with a tear drop shaped panelled bath with shower screen, low-level wc with push button flush and a pedestal wash hand basin, timber shelving, UPVC frosted double glazed window, part tiled walls, ladder style heated towel rail, tiled floor, ceiling light.



BEDROOM ONE/PRINCIPAL BEDROOM 3.89m (12'9") x 2.97m (9'9")

A generously proportioned double aspect bedroom featuring two UPVC double-glazed windows to the side and rear, offering attractive countryside views. The room benefits from a row of four floor-to-ceiling built-in double wardrobes providing ample storage, along with an airing cupboard fitted with shelving and a radiator. Additional features include carpeted flooring, two radiators, and a ceiling light.



BEDROOM TWO/RECEPTION ROOM 3.35m (11'0") x 3.05m (10'0")

Accessed via the entrance/utility area, this light and airy room is currently used as an occasional guest bedroom/hobbies space. It benefits from UPVC double-glazed windows to four sides, allowing plenty of natural light. Features include two radiators, a plastered ceiling with ceiling light, reclaimed timber flooring, a built-in cupboard with hanging rail and fuse box, and built-in shelving. A concealed door leads down to a useful boot room/storage area.



BOOT ROOM/STORAGE AREA 3.05m (10'0") x 1.09m (3'7")

Accessed via a concealed door, this impressive and distinctive addition provides a useful lower storage area. Features include timber flooring, a ceiling light, and a door leading to the rear garden. An inspection hatch is also located here, providing access beneath the property.

OUTSIDE

GARDENS

Our vendor has created a beautifully landscaped wrap-around garden featuring low-maintenance gravelled areas and a variety of mature plants, shrubs and bushes that add colour and seasonal interest throughout the year.

The main focal point of the garden is a raised timber decked terrace, accessed via patio doors from the kitchen. Bordered by fencing with established climbers, it provides a wonderful and secluded space to sit, relax and enjoy the outdoors.

The garden also includes a useful metal storage shed, while the oil tank is discreetly positioned within the grounds. A gate provides convenient access to the rear.



PARKING

A parking bay provides parking for two cars.

TENURE Leasehold.

CHARGES £801.79 per quarter.

COUNCIL TAX Band A.

SERVICES

Electricity, water and drainage payable to the site owner. Oil tank, gas bottles, telephone and broadband services.

AGENTS NOTE Cosawes Park is available for persons over the age of 55 with no dependent relatives. Pets are not permitted with the exception of one cat, subject to approval by the site owner.

MONEY LAUNDERING

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



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